Beach Road, Poole, Dorset, BH13

2 1 1

£325,000 *Share of Freehold*

A well presented two bedroom ground floor apartment set in a purpose built development which is situated in an enviable position very close to the beach at Branksome Chine and Canford Cliffs village. The apartment benefits from bright and spacious accommodation throughout.

KEY FEATURES

- Ground floor
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Contemporary bathroom
- Sunny balcony
- Garage

Westbourne

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DESCRIPTION

The apartment is situated on the ground floor which can be accessed through well presented communal hallways. A private front door leads into the entrance hall which houses doors to principal rooms as well as the WC.

The bright and spacious lounge is a particular feature of the property having ample room for a dining table and french doors that lead out onto a private patio. The kitchen is fitted with a range of base and eye level work units with space and plumbing for appliances.

There are two good size double bedrooms both with a range of wall-to-wall fitted wardrobes and ample space for other free standing furniture as required. The bathroom is partially tiled and comprises of a suite to include a WC, wash hand basin inset to a vanity unit, and a panelled bath with shower above.

A garage is conveyed with the property.

LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main

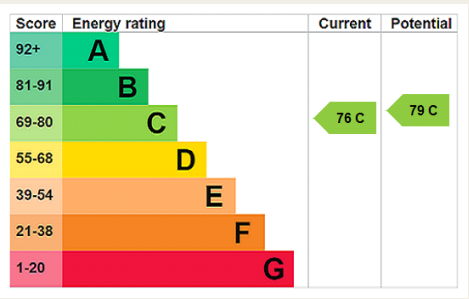
MATERIAL INFO

Tenure: Share of Freehold
Term: 979 year and 0 months
Service Charge: TBC
Council Tax Band: C
EPC rating: C

For more information, scan the QR code or visit the link below

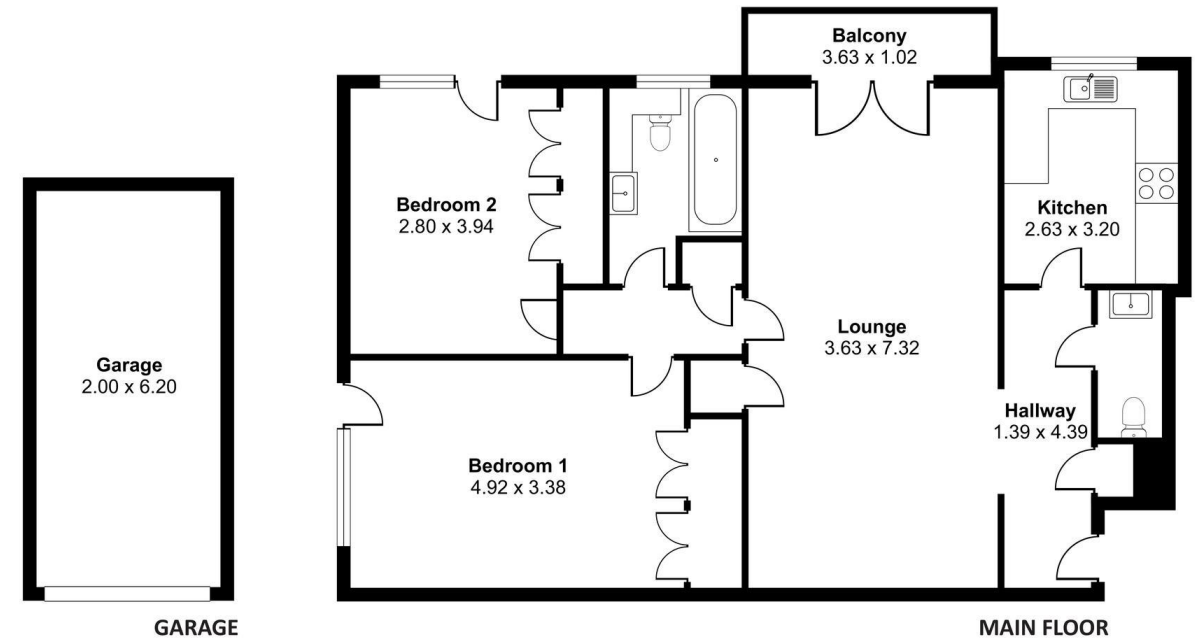
https://www.winkworth.co.uk/sale/property/WBN260348

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



High Trees, Beach Road, Poole, BH13 7BT

Approximate Main Floor Area =996.52 sq ft / 93.36 sq m
Approximate Garage Area =132.35 sq ft / 12.40 sq m
Approximate Total Area =1128.87 sq ft / 105.76 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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